

TOWN OF UNION

<http://www.union.govoffice2.com/>

785-3658

- TAX BILLS
- NEWS FROM OUR ASSESSOR
- PACE ENERGY PROGRAM
- NEW TOWN HOURS

TAX BILLS

Enclosed you will find the "dreaded" tax bill for the ensuing year.

This year your taxes have changed for a variety of reasons: If you have waterfront property the valuations increased slightly to reflect the actual market sales. Most non-waterfront property has seen a slight decrease in valuation. Of course there are a few exceptions to this, and if you fall into that category please contact the assessor to explain.

Depending on what category you fall in, you may see a slight increase or decrease in your tax bill.

Other major factors in your bill include the following:

1. Maine Revenue Sharing has decreased again this year, thus the State is directly passing this on to the local taxpayer. Two years ago we were receiving over \$170,000 this year we will only be using \$50,000.
2. The Homestead Exemption State reimbursement was decreased by \$3,000, thus resulting in you paying taxes on an additional \$3,000.
3. The school budget increased slightly.
4. Although the Municipal

budget was presented to the voters in an amount less than last year, the voters added additional expenses at the Town Meeting, thus causing a slight increase in the municipal budget.

The first half of your taxes are due on November 15, 2010 and the remainder May 15, 2011.

If you have questions or concerns please set up a time with our Assessor or Town Manager. Jim Murphy our Assessor is available most Thursdays here at the Municipal building.



Pace Program on November Ballot. (see back page)

DID YOU KNOW?

1. You can get your hunting and fishing licenses, as well as re-register your vehicles online? Go to the Town's web page and follow the links.
2. Heating assistance is available for low to moderate income families, call Penquis in Rockland at 800-215-4942
3. The ambulance service offers free blood pressure checks during regular business hours?
4. We have openings on our Appeals Board?
5. The Town of Union has over 42 miles of roads to maintain?

FROM OUR ASSESSOR

Over the last 3 years since the last town wide review of the land and building valuations much has occurred in the national real estate market.

The television and news reports tend to paint the worst of the real estate issues and local viewers tend to think that the worst is happening here in Union. While Union

has not been immune from the housing bubble, it is not nearly as adverse as in some towns.

The Board of Assessors have requested that I, at my recommendation, make several adjustments and some reductions in the overall values in Union. Not all values have been reduced. It is not the position of the Assessors

Agent to increase or decrease the Tax Rate, it is my position to make the best judgments possible given what I know and what I can conclude from the real estate market and to apply those conclusions to the town values. I look at Union values in the aggregate. While I am not perfect, I make every attempt to balance the overall

See Assessor next page

PACE ENERGY PROGRAM



On the November Ballot we will have a local article regarding the State of Maine "PACE" program.

This program is a loan program to help you make your home more energy efficient. The great part about this is that the payback requirements are based on the energy savings you will receive. So you will not spend any more money than you are now and once your loan is paid back you will have achieved some great savings

on heating and cooling cost. To learn more about the PACE program you can visit Efficiency Maine or attend the public hearing here at the Town Office to be held before the November elections.

Keep a lookout in the paper, on the Town website and billboard for date and time.

www.efficiencymaine.com/pace

www.efficiencymaine.com/pace



NEW TOWN HOURS BECOME PERMANENT

Back in April we experimented with new hours here at the Town Office.

We experimented with 8-4 hours this summer and had a great response from the citizens for the new hours. So the Board voted to keep these hours permanently.

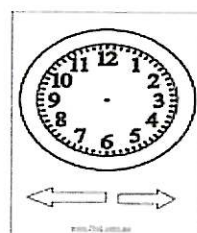
So Monday thru Thursday we are open from 8:00 am to 4:00 pm., and Friday from 8:00 am to Noon. This keeps

the total hours the same each week but makes it a bit easier for citizens to get here in the morning. In addition on the first and third Tuesday we are open until 6:00 PM !

If you need to re-register a vehicle and we are closed you can do this online 24-7, simply go to the Town's website and follow the "rapid renewal" link. I have put the web address here but the easiest way is to Google the Town of

Union Maine and follow the link from there.

www.union.govoffice2.com/



*BURN
PERMITS
AVAILABLE
5AM TO 5PM
7 DAYS A
WEEK AT
THE FIRE
STATION*

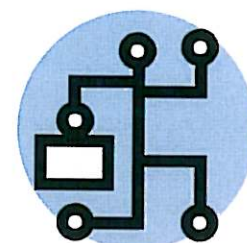
ASSESSOR CONTINUED FROM PAGE 1

valuation picture based on factual technical analysis, application of State laws, a little intuition and sometimes just a gut feeling about the future of the real estate market.

The ongoing 3 year interval program of making periodic adjustments has been largely successful. This is the fourth in house adjustment I have completed and while the first three resulted in an increase in values, this

is the first valuation adjustment generally downward for most properties. My outlook of the real estate market, based on the 1990-1997 market adjustment, is that there is 3-5 years to go on this adjustment. I will continue to be fully aware of the real estate market and make the best decisions I can to keep real estate values as equitable as possible.

The Assessors office is open every Thursday during regular business hours and some Tuesdays. Jim is available by appointment or chance.



*First tax payment
Due on November
15th!*